

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

22c Boisdale Street, Maffra Vic 3860

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$530,000

Median sale price

Median price

\$360,000

Property Type

Unit

Suburb

Maffra

Period - From

30/03/2025

to

29/03/2026

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1a Alfred St MAFFRA 3860	\$530,000	05/01/2026
2	2/4 McMillan St MAFFRA 3860	\$500,000	30/09/2025
3	12 Stam Ct MAFFRA 3860	\$550,000	23/08/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

30/03/2026 11:32

Bel Bateson
03 51444333
0412 366 444
belindab@chalmer.com.au



3 2 3

Rooms: 4
Property Type: House
Land Size: 559 sqm approx
Agent Comments

Indicative Selling Price
\$530,000
Median Unit Price
30/03/2025 - 29/03/2026: \$360,000

Comparable Properties



1a Alfred St MAFFRA 3860 (REI/VG)

Agent Comments

3 2 2

Price: \$530,000
Method: Private Sale
Date: 05/01/2026
Property Type: Townhouse (Res)
Land Size: 522 sqm approx



2/4 McMillan St MAFFRA 3860 (REI/VG)

Agent Comments

3 2 2

Price: \$500,000
Method: Private Sale
Date: 30/09/2025
Property Type: Unit
Land Size: 356.60 sqm approx



12 Stam Ct MAFFRA 3860 (REI)

Agent Comments

3 2 2

Price: \$550,000
Method: Private Sale
Date: 23/08/2025
Property Type: House
Land Size: 487 sqm approx

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690